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Matthew  
**Limb**  
MOVING HOME



*18 Barkworth Close, Anlaby, East Yorkshire, HU10 7HL*

- 📍 Superlative Family Home
- 📍 Extremely Spacious
- 📍 4 Beds/3 Baths
- 📍 Council Tax Band = E
- 📍 Superb Open Plan Kitchen
- 📍 Good Sized Plot
- 📍 Convenient Cul-de-sac
- 📍 Freehold/EPC = C

**£449,000**



## INTRODUCTION

We are delighted to offer for sale this superlative detached dormer-style bungalow which provides an excellent range of spacious accommodation, standing in a good sized plot and being ideally placed for a range of amenities. Of a traditional style, the property has been comprehensively remodelled with many contemporary fittings and is ready to move straight into. Features include high ceilings, fabulous open-plan kitchen, attractive fittings and a very appealing rear garden. The ground floor briefly comprises a central entrance hall with an attractive central archway, large living room with bay window and a log burner, superb open-plan living kitchen with extensive units and integrated appliances plus a rear conservatory/lobby. There are 2 double bedrooms situated upon the ground floor, the main served by an ensuite shower room plus there is a separate wet room complete with bath and shower area. A staircase leads up to the second floor where there are 2 further bedrooms served by a bathroom. The property is approached across a driveway which provides parking and access to the single garage. The plot is of a "wedge shape" with a large lawned garden to the rear, complemented by a patio area.

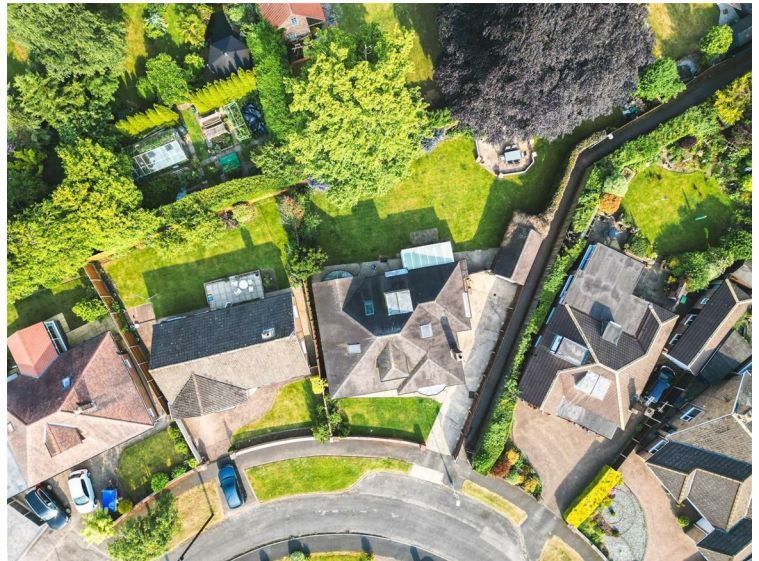
## LOCATION

The property is located on Barkworth Close which lies off Broadley Avenue on the border between Kirk Ella and Anlaby. Kirk Ella and Anlaby are popular residential areas situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby including St Andrew's Primary School and Wolfreton School.

Haltemprice Sports Centre and the 'Beech Tree' pub are just a short walk away and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to



### *CENTRAL ENTRANCE HALL*

A spacious hallway with an attractive central arch.



### *LIVING ROOM*

16'4" x 15'9" approx (4.98m x 4.80m approx)

Plus bay window to front elevation. The chimney breast houses a log burner with timber lintel above. There is an attractive decorative relief work to ceiling, double doors open to:





### OPEN-PLAN LIVING KITCHEN

20'9" x 16'7" approx (6.32m x 5.05m approx)

Plus bay window to side elevation. A superb open-plan space with the kitchen comprising an extensive range of dual-toned units and a grand island, both with quartz tops. There is an undercounter one and a half sink with mixer tap and integrated appliances include two ovens, warming drawer, microwave, induction hob and dishwasher. There is a wall mounted TV point and recess downlighting to ceiling.



### LIVING/DINING AREA



### KITCHEN AREA



### *REAR LOBBY*

15'0" x 8'0" approx (4.57m x 2.44m approx)

With double doors opening out to the rear garden.

### *BEDROOM 1*

15'3" x 9'0" approx (4.65m x 2.74m approx)

Up to fitted wardrobes running to one wall. There is a bay window to the rear elevation.



### *ENSUITE SHOWER ROOM*

With suite comprising shower area, low level WC and wash hand basin, tiling to walls and floor, heated towel rail.

### *BEDROOM 2*

11'4" x 11'8" approx (3.45m x 3.56m approx)

Up to fitted wardrobes running to one wall, window to front elevation.





### *BATH/WETROOM*

12'8" x 6'7" approx (3.86m x 2.01m approx)

With suite comprising low level WC, wash hand basin, shower cubicle, and tiling to the walls and floor.



### *INNER HALLWAY*

With stairs leading up to the first floor.



### *UTILITIES LOBBY*

With plumbing for automatic washing machine and door to side elevation.



CONSERVATORY



FIRST FLOOR

LANDING



### BEDROOM 3

20'9" x 17'8" apporx (6.32m x 5.38m apporx)

Maximum measurements. A large bedroom with a window to the rear and a velux window to side. Fitted wardrobe and drawers.



### BEDROOM 4

17'6" x 11'6" approx (5.33m x 3.51m approx)

Window to front elevation.



### SHOWER ROOM

Suite comprising a low level WC, wash hand basin and shower enclosure.





## OUTSIDE

A lawned garden extends to the front adjacent to which a driveway leads to the detached single garage. The property occupies a good sized plot with large lawn to the rear, complemented by a patio area. There are attractive borders and fencing to the boundary.



## REAR VIEW OF THE PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

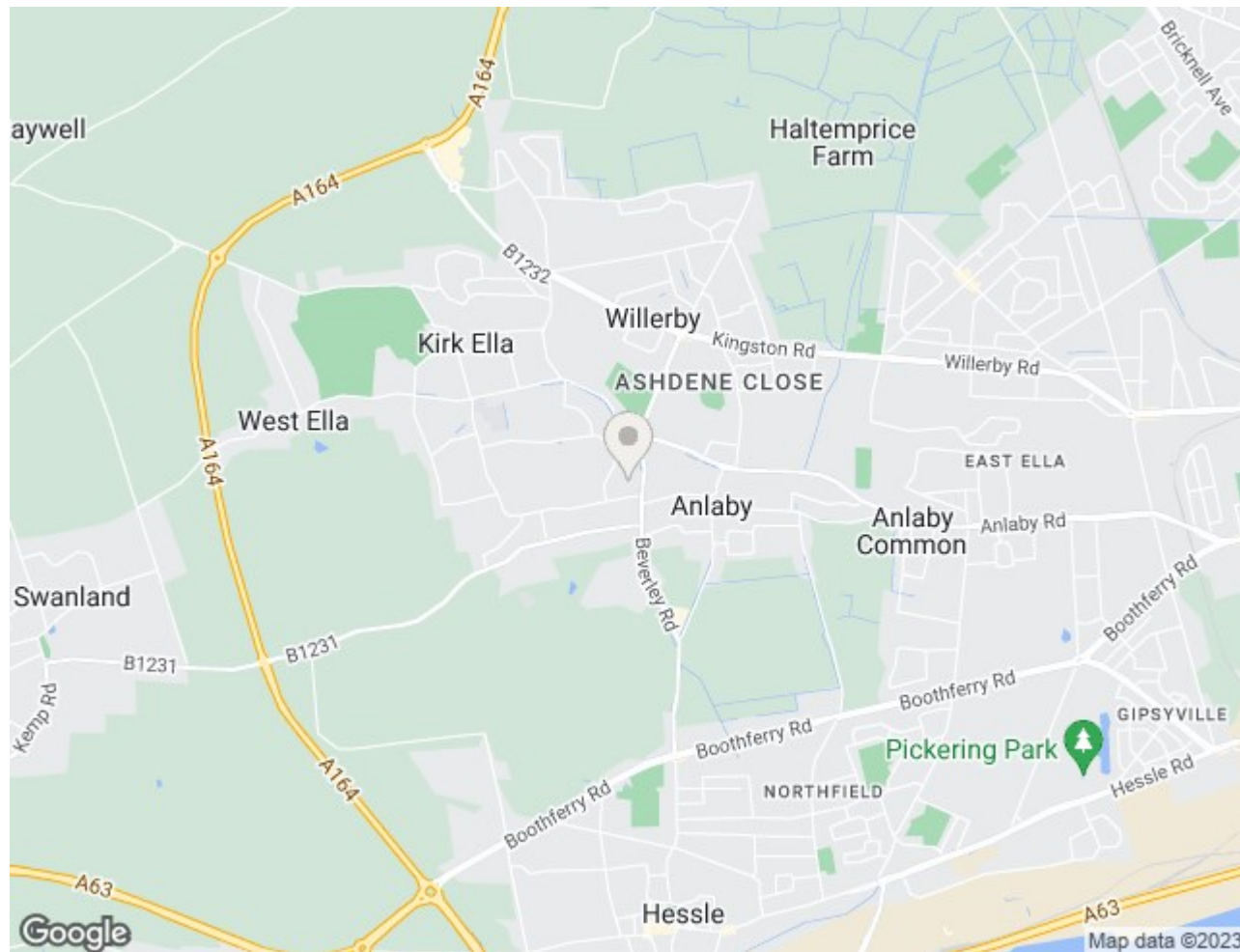
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE



If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor




First Floor



Total area: approx. 189.1 sq. metres (2035.3 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	